



PLANNING BOARD

City Hall

APPLICATION FOR SITE PLAN REVIEW

Date 9/23/2016

Name John Kucich c/o Bohler Engineering

Address 352 Turnpike Rd

Southborough, MA 01772

Application is hereby made for a site plan review. Premises affected are situated at 84 Macy Street  
, Amesbury Massachusetts and on Map # 79, Lot # 8  
of the Assessor's Map.

1. Owner of Property: McDonald's USA, LLC

2. Zoning District: Commercial District

3. Lot size: 65,704 SF ( 1.5 Acres)

4. Size of Building, Addition or Area of Proposed Work: The site currently features a 4,200 SF McDonald's restaurant with drive-thru that is proposed to be removed, with all other site improvements, to construct a 4,703 SF McDonald's restaurant with interior playplace and drive-thru as well as other associated site improvements

5. Occupancy or Use - Existing: McDonald's restaurant with drive-thru

Proposed: McDonald's restaurant with drive-thru

6. Other Permits Required: A Notice of Intent is required to be submitted to the Amesbury Con Com. This NOI was submitted on 9/9/16 and is scheduled to be heard at the October 3rd Conservation Commission hearing.

7. Submittal:

\* Site Plan - Scale 1" = 40' (Section XI, C-4a of Zoning Bylaw) 16 Copies x

\* Water and Sewer Plan x

\* Storm Drainage Plan x

\* Erosion Control x

\* Parking Spaces and Plan

\* Traffic Plan  (If required under C-5d of Zoning Bylaw)

8. Description of Work: The project proposes to raze the existing McDonald's restaurant, drive-thru, utilities, and other associated site improvements

to construct a new McDonald's restaurant with drive-thru, paved parking area, utilities, and other required site improvements. See attached cover letter

for additional project information.



Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$0.15 per square foot of gross floor area.

Received: \_\_\_\_\_

Distributed: \_\_\_\_\_

Hearing: \_\_\_\_\_

This application must be accompanied by 16 copies of the site plan. Complete details concerning site plan review are in Section XI, Section C - Site Plan Review of the Amesbury Zoning Bylaw.



September 23, 2016

City of Amesbury  
Attn: Nipun Jain, City Planner  
62 Friend Street  
Amesbury, MA 01913

Re: McDonald's  
84 Macy Street, Amesbury, MA  
**Site Plan Review Application**

Dear Mr. Jain:

On behalf of McDonald's USA, LLC (c/o Bohler Engineering) please find the enclosed Site Plan Review Application for the proposed redevelopment of the existing McDonald's restaurant at 84 Macy Street. In support of this application please find the following enclosures:

- One (1) Original and seven (7) copies full Size (24"x36") of Site Development Plans prepared by Bohler Engineering, dated 8/25/16 and revised through 9/21/16;
- Ten (10) Copies half size (11"x17") of Site Development Plans prepared by Bohler Engineering, dated 8/25/16 and revised through 9/21/16;
- Ten (10) Copies of Drainage Report prepared by Bohler Engineering, dated 9/12/2016;
- Ten (10) Copies of Traffic Memo prepared by Bohler Engineering, dated 9/23/16;
- McDonald's Authorization Letter;
- Abutters list;
- Check in the Amount of \$1,205.45 for Local Filling Fee;
- Check for Abutter's notification fee;
- CD with electronic copies of files

The project proposes to raze the existing McDonald's restaurant, paved parking area, and other associated improvements in order to construct a 4,703 square-foot McDonald's restaurant with interior Playplace. The proposed layout features a side-by-side drive-thru, which will increase ordering efficiency while decreasing on-site queueing. The proposed site improvements will decrease impervious coverage by 5.1%, which will lead to a decrease in stormwater rates and volumes leaving the site. In addition, the on-site drainage system has been redesigned to feature deep-sump and hooded catch basins as well as a stormwater quality unit to improve the quality of stormwater leaving the site. The proposed layout will maintain the existing access drives to Macy Street as well as the cross connection to the rear of the site to the adjacent shopping center use. Please see the attached Site Development Plans and Drainage Report for additional information relating to the proposed work.

In reviewing the Site Plan Review requirements, Waivers are requested for the following Development and Performance Standards:

- Sec XI.C.5.L (Traffic Generation) and Section XI.C.8.a.6 (Traffic Assessment) – Based on the fact that the existing use and driveway locations are not changing and the fact that there is a decrease in the amount of proposed seating, we do not anticipate negative traffic impacts as a result of this redevelopment of the existing restaurant and respectfully request a waiver from providing a full traffic impact statement.

We trust the provided information is sufficient for your review and we look forward to discussing this project further at the Planning Board's October 24th meeting. Please also note the project is currently on the Conservation Commission agenda for October 3<sup>rd</sup> for work within a jurisdictional buffer to a wetland. Should you have any questions or need additional information, please do not hesitate to contact us at 508-480-9900.

Sincerely,  
BOHLER ENGINEERING

Eric G. Dubrule

John A. Kucich, P.E.

cc: Alison Brickett (McDonald's)

W162000  
Letter Planning 9-23-16 docx



**BOHLER**<sup>TM</sup>  
ENGINEERING

352 Turnpike Road  
Southborough, MA 01772  
PHONE 508.480.9900  
FAX 508.480.9080

September 23, 2016

City of Amesbury  
Planning Board  
Attn: Nipun Jain, City Planner  
62 Friend Street  
Amesbury, MA 01913

Re: McDonald's  
84 Macy Street, Amesbury, MA  
**Traffic Memo**

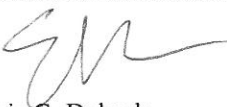
Dear Mr. Jain:

In Support of McDonald's USA, LLC's (c/o Bohler Engineering) Site Plan Review Application for the proposed redevelopment of the existing McDonald's restaurant at 84 Macy Street, please access this traffic memo in support of the requested waiver from the Traffic Plan.

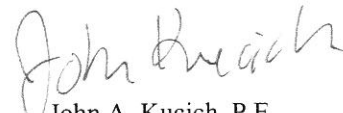
Bohler Engineering has conducted a review of the existing and proposed site characteristics that affect trip generation. For this particular use, fast food restaurant with drive-thru, the main characteristic that contributes to anticipated trip generation based on data published by Institute of Transportation Engineers (ITE) is the number of seats, and the traffic volume of the adjacent street. The existing McDonald's restaurant is approximately 4,200 SF and has 139 seats. The proposed restaurant will be 4,703 SF and will feature 106 seats, including a patio area that will have 24 seats maximum. While there is an increase in the square footage of the building, this additional area is a result of increased kitchen and operation space and increased areas to meet current ADA/AAB regulations. More important, the overall seating capacity is reduced by 33 seats.. The traffic volume of the adjacent street is not anticipated to change as a result of this improvement and therefor will not affect the trip generation to the site. Based on these factors, the proposed redevelopment of the existing restaurant with drive-thru is not expected to result in an increase to the number of vehicles traveling to the site.

Should you have any questions or need additional information, please do not hesitate to contact us at 508-480-9900.

Sincerely,  
BOHLER ENGINEERING



Eric G. Dubrule



John A. Kucich, P.E.

cc: Alison Brickett (McDonald's)

W162000  
Letter Traffic 9-23-16.docx



McDonald's USA, LLC  
690 Canton Street  
Suite 310  
Westwood, MA 02090  
(781) 329-1450

May 22, 2007

Bohler Engineering, P.C.  
352 Turnpike Road  
Southborough, MA 01756

To Whom It May Concern:

McDonald's USA, LLC with a usual place of business in Westwood, Massachusetts, does hereby authorize the employees of Bohler Engineering, P.C. to apply for and represent McDonald's USA, LLC in filing of any applications for required permits and/or approvals for the construction, operation and maintenance of McDonald's USA, LLC restaurants including, but not limited to, appearing before any governmental agency at general meetings or public hearing addressing such construction/improvement of McDonald's USA, LLC.

McDonald's USA, LLC

  
Nancy Dittmeier